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DOWNTOWN COMMISSION AGENDA

Tuesday, November 17, 2015

8:30 AM

Planning Division

77 N. Front Street, Stat Room (Lower Level)

- I. Call To Order**
- II. Approval of the October 20, 2015 Downtown Commission Meeting Results**
- III. Swear In Those In Attendance Who Wish To Testify**
- IV. Requests for Certificate of Appropriateness**

Case #1 15-11-1

Address: 382-404 East Main Street

Applicant and Architect: M&A Architects

Property Ownership (current): 382 E. Main – K F IV Limited Partnership
404 E. Main – Klean A Car Inc.
(future): Grant Hotel Partners LLC

Attorney: Jack Reynolds (Smith & Hale LLC)

Request:

- 1.) Final Certificate of Appropriateness Approval for mixed use project comprised of hotel, ground floor retail fronting Main Street and structured parking behind. CC3359.05(C)1). Demolition of 382 E. Main St. and 404 E. Main St. 3359.23
- 2.) Downtown Commission approval of drive thru as per CC3359.17 – Uses Permitted Only by Certificate of Appropriateness. *Property owner notification within 125 ft.*

The project was conceptually reviewed in August and in October. Please refer to the attached Results from the October meeting.

Case #2a 15-11-2a

Address: 205 South High Street

Trautman Building

Applicant: Lifestyle Communities

Property Owner: The Annex at Riversouth II LLC (Lifestyle Communities)

Design Professional: David B. Meleca Architects LLC

Request CC3359.05, CC3359.07(A)

Certificate of Appropriateness for revisions to a previously approved 8 story building (comprised of 1.) 7 stories of apartments, 2.) High Street ground level retail and 3.) parking level accessed from Ludlow Street). The revisions are for the following facades

- Lower portion of west (rear) façade
- Portions of the courtyard facades (east and west)

Case #2b 15-11-2b**Address: 229-245 South High Street - Beatty Building****Applicant:** Lifestyle Communities**Property Owner:** Annex at Riversouth III LLC (Lifestyle Communities)**Design Professional:** David B. Meleca Architects LLC**Request** CC3359.05,

Certificate of Appropriateness for revisions to a previously approved 10 story building (comprised of 1.) 9 stories of apartments, 2.) High Street ground level retail and 3.) parking level accessed from Ludlow Street). The revisions are for the following facades:

- Lower portion of west (rear) façade
- Portions of the courtyard facades (east and west)

Case #3 15-11-3**Address: 261 S. Front Street****Matan Project****Applicant & Property Owner:** 261 Front, Ltd. (Lifestyle Communities)**Architect:** Niles Bolton Associates (Atlanta)**Request:**

Certificate of Appropriateness for a five story mixed use project comprised of apartments (4 floors), ground floor retail at the corner of Front and Main and two levels of structured parking. Would necessitate the demolition of current 261 S. Front St. (pictured below) CC3359.05(C)1), 3359.23

Case #4 15-9-1**Address: 85-111 North High Street****Applicant and Property Owner:** 85 North High Street LLC c/o Eclipse Real Estate**Design Professional :** Kephart – Community • Planning • Architecture (Denver)**Request:**

Certificate of Appropriateness for a mixed use project comprised of apartments (4 levels), ground floor retail fronting High Street and structured parking (3 levels). CC3359.05(C)1)

This project was conceptually reviewed by the Commission in July. See Results from that meeting.

Case #5 15-11-4**Address: 250 West Spring Street (Tentative)****Parks Edge Condos****Applicant:** Nationwide Realty Investors**Property Owner:** NWD Investments, LLC**Design Professionals:** HOK, MKSK**Request:**

Certificate of Appropriateness for the construction of a 12 story condominium and a 4 level parking structure. CC3359.05(C)1)

Case #6 15-11-5**Address: 330 E. Oak Street.****Applicant and Architect:** Jonathan Barnes Architecture and Design**Property Owner:** Boehringer Ingelheim Roxane Inc.**Developer:** The Stonehedge Company

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Request CC3359.07A

Certificate of Appropriateness for the construction of a new 9-story apartment: 3 levels of above ground parking (some apartments on level 3); 6 full floors of apartments above parking, and lounge fronting Capital Street on the ground level.

The Downtown Commission has heard cases concerning 330 Oak Street numerous times. The last time brought before the Commission was September of this year (see Results). At that time the applicant was seeking general approval of revised plans and specific approval for foundation and garage start, with later return for more information on regarding landscaping, signage and lighting.

The applicant has elected to start the entire project in the spring of 2016 and has returned with pertinent information for final approval.

VII.Request for Certificate of Appropriateness for Advertising Mural

Case #7 15-11-6M

If You Gamble ad mural

Address: 34 N. High Street – North Elevation

Applicant: Orange Barrel Media

Property Owner: Thirty Four Corp

Design Professional: Orange Barrel Media

Request:

Design review and approval for the installation of a vinyl mesh advertising mural to be located on the north elevation at 34 N. High Street. Proposed mural is for “If you gamble, be the 95%”. There have been numerous as murals at this location, the current being for another “95%” ad mural. CC3359.07(D).

The original 95% mural was approved by the Commission in Sept. 2015. The client wishes to extend the campaign and have a more effective graphic.

Dimensions of mural: 20’W x 33’H, two dimensional, non lit

Term of installation: Seeking approval from Dec. 1, 2015 through Mar. 31, 2016.

Area of mural: 660 sf

Approximate % of area that is text: Depends on definition of what constitutes text: 6.5%, not including “95%” incased in shape of Ohio; 11.6% including “95%”

Case #8 15-11-7M

St. Jude Children’s Research Hospital ad mural

Address: 64 E. Broad Street

Applicant: Orange Barrel Media

Property Owner: KT Partners LLC

Design Professional: Orange Barrel Media

Request:

Design review and approval for installation of a vinyl mesh advertising mural to be located on the east elevation of 64 E. Broad Street. Proposed mural — St. Jude Children’s Research Hospital - “Give . . .”. There have been numerous murals at this site, the last being for The United Way. CC3359.07(D).

Dimensions of mural: 20’W x 32’H, two dimensional, non lit

Term of installation: Seeking approval from November 13 through December 31, 2015

Area of mural: 640 sf

Approximate % of area that is text: 4%

Case #9 15-11-8M

St. Jude Children’s Research Hospital Ad Mural

274 S. Third Street

Applicant: Orange Barrel

Property Owner: Devere LLC

Design Professional: Orange Barrel

Request:

Design review and approval for installation of vinyl mesh advertising murals to be located on the north elevation at 274 S. Third St. Proposed mural – St. Jude Children’s Research Hospital “Give . . .”. The Downtown Commission has previously approved numerous murals at this location, the latest being for T-Mobile. CC3359.07(D)

Dimensions of mural: 28’6”W x 20’5”H Two dimensional, non lit

Term of installation: Seeking approval from November 13 through December 31, 2015

Area of mural: 581.9 sf

Approximate % of area that is text: 4%

IX. Business / Discussion**Harrison Smith Award**

Noon, Wednesday, December 2

Columbus Metropolitan Club at The Athletic Club

Commissioners Table: Steve Wittmann, Michael Brown, Tedd Hardesty, Danni Palmore, Jana Maniace, Robert Loversidge, Daniel Thomas, Kyle Katz

Tomorrow

2pm Wednesday, November 18 discussion with retail expert

Capital Crossroads SID Office, 45 N. Fourth

Michael Brown, Daniel Thomas

Thursday, November 19, 4-6 pm Atheneum

Capital Crossroads Discovery Districts Annual meeting – see handout

Election of Chair and Vice Chair in December

As per By-Laws

Public Forum

Staff Certificates of Appropriateness have been issued since last meeting (September 22, 2015)

1. 273 E. Gay St. – Midland Garage roofing
2. 106 Vine St. – Seasonal tent
3. 144 N. Wall St. – Roofing
4. 62 E. Broad St.- Dispatch signage
5. 101 E. Town St. – Daycare signage
6. 104 W. Main St. – Canopy –awning replacement
7. 300 W. Broad St. – New vets construction sign
8. Neil & Spring – lot split
9. 375 N Front St. – MT Business Technology sign
10. Winter Park – McFereson Commons
11. 88 E. Broad St. – Roofing
12. 21 E. State St. – AT&T antennas

If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 645-8404.